

2263

I-02105/2019



পশ্চিমবঙ্গ পশ্চিম বঙ্গাল WEST BENGAL

AB 572226

documents and the documents admitted to registration. The signature sheet / sheets & the endorsement sheet / sheets attached with this document are the part of this document.

Additional District Sub-Registrar
Sodepur, North 24-Parganas
17 APR 2019

DEVELOPMENT POWER OF ATTORNEY

1. DATE : 17th / April / 2019
2. Place : Rahara, Kolkata - 700 118

TO ALL TO WHOM THESE PRESENTS SHALL COME that,

NO..... 1722 FIVEP.
Date..... 10.04.2019 VALUE.
Sold to..... Tailor Chandra, Adv.,
Address..... Gauran line lane
Vendor..... me 14.
Sealdah Civil Court
(ALOKE MUKHERJEE)



Additional District Sub-Registrar
Sealdah North 24 Parganas

17 APR 2019

Sandip Das
S/o Sri Sripada
R.K. Lally, Panipat,
Pr. - Kherdaha, Kolkata.

1. SMT. ANIMA DAS, Wife of Sri Prakash Das, by Religion - Hindu, by Occupation - House wife, Residing at 6A, Tiljala Road, Gobinda Khatick Road, Kolkata - 700 046, Pan no.- AOYPD5492P, Mob no.- 8335002655.
 2. SRI SHANKAR DUTTA, Son of Late Benod Behari Dutta, by Religion - Hindu, by Occupation - Business, Residing at 5no, Palmar Bazar Road, Tangra, P.S. - Etali, Kolkata - 700 015, Pan no. - ACSPD3952E, Mob. No. - 9830914593.
 3. SRI NANDALAL DUTTA, Son of Late Benod Behari Dutta, by Religion - Hindu, by Occupation - Business, Residing at 8/1, Sukur Sarkar Lane, beside Moulana Azad College, Park Street, Kolkata - 700 016, Pan no - AEIPD2853B, Mob. No. -7687864077.
 4. SRI GOUTAM DUTTA, Son of Late Benod Behari Dutta, by Religion - Hindu, by Occupation - Business, C/o Ashis Chatterjee, 66 Harinath Sen Road, Purbapara, Baba Thakurtala, P.S.- Barasat, District - North 24 Parganas, Kolkata - 700 124, Pan no. - AEYPD6971M, Mob no.- 9831283902
 5. ASHIMA DUTTA SAHA, Wife of Sri Goutam Saha, by Religion - Hindu, by Occupation - House wife, Residing at Collin Street, P.S.- New Market, Kolkata -700 016, Pan no. - AUPDD0966M, Mob no - 9874785952.
 6. SMT. SEEMA DUTTA, Wife of Sri Arjun Nath, by Religion - Hindu, by Occupation - House wife, Residing at 8/1, Sukur Sarkar Lane, Beside Moulana Azad College, P.S.- Parkstreet, Kolkata - 700 016, Pan no. - AHNPD2961R, Mob no. - 8882311260
- Hereinafter all the abovenamed Owners jointly called and referred to as the
- PRINCIPALS / EXECUTANTS SEND GREETINGS

A. We are the joint Owners in respect of Undivided homestead Bastu land measuring more or less 9 Cottahs 12 Chhitaks 29.5 Square feet Togetherwith undivided old dilapidated Pucca & Kacca structure measuring out of the total Bastu land measuring more or less 19 Cottahs 09 Chhitaks 14 Square feet togetherwith undivided old dilapidated Pucca Kacca structure lying and situated on the Premises at Holding no. - 5/516 , Old Calcutta Road, P.O. - Kalyannagar, Via Panshila , within the jurisdiction of Khardah Municipality , Ward no. - 7, comprised and contained in L.R. Dag nos. -1150, L.R. Khatian no. - 285 , under Mouza - Kerulia, District North 24 Parganas, within the Office of A.D.S.R. Office at Sodepur, which is more clearly stated and described in the First Schedule herein below and hereinafter called and referred to as "Said Premises"

B. By a registered Development Agreement on 17/04/2019 registered in the Office of A.D.S.R. at Sodepur being no. T-15240 2090, for the year 2019 made between us therein referred to as the Landowners of the One Part and "PIONEER ASSOCIATES", Pan no. - AAMFP7725R a Partnership Firm, Registered under the Registrar of Firms, W.B. pursuant to the Indian Partnership Act, 1932 (Act IX of 1932) having its Office at Khardah, 12A/1/35 , Khardah Station Road , P.O. + P.S. - Khardah, Dist.- North 24 Parganas, Kolkata - 700 117, hereinafter called and referred to as the "DEVELOPER", represented by its partners namely 1) SRI KANTI RANJAN DAS, Son of Late Nalini Kanta Das , by Religion - Hindu , by Occupation - Business , residing at 1 no. Suryasen Nagar, P.O. & P.S. - Khardah, District - North 24 Parganas , Kolkata - 700 117 , Pan no. - ADSPD7299P , Mob. No. - 9874666097 and 2) SRI GOPAL DAS , Son of Late Narayan Chandra Das, by Religion Hindu, by Occupation Business , residing at "KIRONALAY", Sasadhar Tarafdar Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas, (permanent address at 23, Dr. Gopal Chatterjee Road, P.O. Sukchar, P.S. Khardah, District North 24 Parganas , Kolkata - 700 115 ,

Airina Dey

Pan no. - AGAPD0725H, Mob. No. - 9123898230 and we agreed to grant power of attorney in favour of the said Developer.

C. In pursuant of the said Development Agreement, we are desirous of appointing "*Pioneer Associates*", to be our true and lawful attorney in our place and stead to do, perform, sell and execute all or any acts, deeds and things relating to or concern with the Said Premises on the terms and conditions hereinafter mentioned.

NOW THEREFORE KNOW YE AND THESE PRESENTS WITNESSETH

That We 1) Smt. Anima Das , 2) Sri Shankar Dutta , 3) Sri Nandalal Dutta 4) Sri Goutam Dutta., 5). Smt. Ashima Dutta Saha and 6) . Smt. Seema Dutta the joint Owners herein , jointly doth hereby nominate, constitute and appoint the said "*Pioneer Associates*", to be our true and lawful Attorney, in our names and on our behalf to execute and perform or cause to be done, executed and performed all or any of the following acts, deeds, matters and things as mentioned hereinafter:

1. To maintain, manage and administer the Said Premises and every part thereof fully mentioned in the Schedule hereunder written in accordance with the terms and conditions mentioned in the said Development Agreement.
2. To enter into and defend the possession of the Said Premises and every part thereof.
3. To sign and submit all papers, applications and documents for having the separation, amalgamation of the Said Premises along with other lands and mutation, conversion if necessary, and record the same in all public records and with all authorities B.L & L.R.O, including the Khordiah Municipality, in respect of the Said Premises and to deal with such authority and authorities in any manner to have such separation, amalgamation, mutation and conversion effected.

4. To engage and appoint Architects and Consultants, cause preparations of building plans, sign such plan or plans and appear before the Khardah Municipality and other authorities and Government Department and/or Officers for sanction of the said plan and all amendments thereof.
5. To sign all the relevant papers and documents including all plans and designs to develop the Said Premises and to appear before all necessary authorities, including Municipalities, Fire Brigade and/or any other Competent Authority/ies, B.L. & L.R.O., Courts of any jurisdiction and Police etc.
6. To borrow money to create charge, mortgage, mortgage by deposit of Title Deed or Deeds of the individual Unit / Flat / Shops / Garage / all other Utility constructed portion or any part of them lying on the new Building under the occupation of the Developer to borrow any loan and for taking financial assistance from any financial institution or bank or body corporate(s) or from any person and/or persons on any terms and conditions as our Attorney shall think fit and proper for construction of buildings and structures on the Said Premises in terms of the said Development Agreement save & except the mortgaging the allocation of the Owners' Share in terms of the said Development Agreement in the project & the said attorney always indemnify that any liability on the aspects of financial nature as aforesaid shall be fully & satisfactorily borne by my said attorney only, without encumbering our interest, title whatsoever in the said project.
7. To apply for and obtain electricity, water, gas, sewerage and/or connections of any other utilities, permits for lifts and also the completion and other certificates from the Municipalities and or other authorities.
8. To negotiate for sale and/or transfer of the Developer's Allocation of the Said Premises with buildings and structures or portions thereof together with the undivided proportionate share in the Said

Premises from the Developer's Allocation at such price and on such terms and conditions as our said attorney may deem fit and proper.

9. To execute Agreement for Sale, Deed of Exchange, Deed of Lease, Deed of Conveyance or other necessary papers/documents relating to transfer of the Developer's Allocation in the Said Premises with buildings and structures and to receive the earnest/rent/premium/entire consideration amount and to give a proper and valid discharges for the same.
10. To appear before any Office of Registrar or Sub-Registrar of Assurances or any other registering authority having jurisdiction, to present for registration, admit execution, acknowledge and register according to the provisions of the law for the time being in force the Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents related with the transfer of the Said Premises with Buildings and structures signed by the said attorney and to endorse the receipt for such Agreement for Sale, Deed of Lease, Deed of Conveyance and other necessary papers/documents and to do all things necessary for completing registration of such Deed or Deeds.
11. To appear before Notary Public, Office of District Registrars, Sub-Registrars, Registrar of Assurances and Executive Magistrate, any courts and all other officer or officers and authority or authorities in connection with enforcement of all powers and authorities as contained herein and also defend all suits, cases, appeals and applications whatsoever in nature.
12. To appoint any solicitor, advocate, pleader or counsel as may be necessary for prosecuting and defending any suit or proceedings in the matters relating to the Said Premises.
13. To commence, prosecute, enforce, defend or oppose all actions or other legal proceedings, including arbitration proceedings and to demand,

touching any of the matters aforesaid and also if think fit, to compromise, refer to arbitration, abandon, submit to judgment or become non-suited in any such action or proceedings as aforesaid, before any Court, Civil, Criminal or Revenue, including Rent Controller and Small Causes Court.

14. To accept notice and service of papers from any Court, Tribunal, Postal and/or other authorities and/or persons.
15. To receive and pay and/or deposit all moneys, including Court fees and receive, refunds and to receive and grant valid receipts and discharges in respect thereof.
16. To pay all outgoing, including Municipal Tax, Urban Land Tax, Rent, Revenue and other charges whatsoever, payable for and on account of the Said Premises as occupier and receive refunds and other moneys, including compensation of any nature and to grant valid receipt and/or discharge therefore.
17. To give undertakings, assurance and indemnities, as be required for the purposes aforesaid.
18. To appear and represent us before all semi-government or government authorities, make commitments and execute undertakings, affidavit, declaration and other necessary papers and register the same according to law as may be required for all or any of the purposes herein contained, including the process of usage of the passage already marked in the title of the said Premises as mentioned in the schedule.
19. To advertise in different news papers and display hoarding in different places, engage agency for selling of the Said development on the said Premises and whatever structures facilities as my said Attorney shall think fit and proper.

AND GENERALLY to do all other deeds and things concerning the same and We do hereby agree and undertake to ratify and confirm all and whatsoever my said Attorney shall or may lawfully do, execute or perform or cause to be done, executed or performed in connection with the Said Premises by virtue of the power or authority hereunder conferred upon.

THE SCHEDULE ABOVE REFERRED TO: (SAID PREMISES)

ALL THAT PIECE AND PARCEL of Undivided homestead Bastu land measuring more or less 9 Cottahs 12 Chhitaks 29.5 Square feet Togwtherwith undivided proportionate share of old dilapidated Pucca and Kacha structure out of the total homestead Bastu land measuring more or less 19 Cottahs 09 Chhitaks 14 Square feet TOGETHEREWITH old Pucca & Kacha structure lying and situated on the Premises at Holding no. - 5/516 , Old Calcutta Road, P.O. - Kalyannagar, Via Panshila , within the jurisdiction of Khardah Municipality , Ward no. - 7, comprised and contained in L.R. Dag nos. -1150, in L.R. Dag nos. -1150, L.R. Khatian no. -285 ^{J.L. No-05} , under Mouza - Kerulia, District North 24 Parganas, within the Office of A.D.S.R. Office at Sodepur , butted and bounded the entire land as follows.:

- On the North : Kalyannagar Girl' School & Mira Banerjee
- On the South : Property of Jyotiprava Deb
- On the East : Property of Jyotiprava Deb
- On the West: : 30ft wide Old Calcutta Road

IN WITNESS WHEREOF the parties hereto have executed these presents on this 17th day of April Two Thousand and Nineteen

Signed and delivered by the Owners

At Kolkata

In the presence of:

Sesojyoti Das
6A, TILJMA ROAD
KOLKATA - 700046

1. Kousha Das
2. ~~Swamk~~ Dutta.
3. Nandlal Dutta
4. Goutam Dutta
5. Ashima Dutta Saha
6. Seema Dutta.

Signed and delivered by the Developer Pioneer Associates
By their Partners

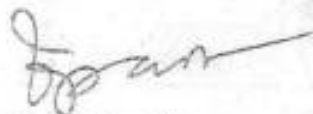
At Kolkata

In the presence of:

Parthiv Prabin Ghosh
Khandhar.
KOL - 117.

1. PIONEER ASSOCIATES
Kousha Ranjan Das.
2. Gopin Das. Partner

Drafted by



Tapas Chanda

Advocate

Sealdah Civil Court

Kolkata - 700 014

Enrolment no. - WB/731/1992

**SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR**

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature :

Anisnada Das

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature :

Shankar Das

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature :



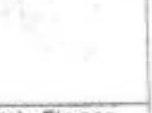

Nandlal Das

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature :

Gautam Das

**SPECIMEN FORM FOR TEN FINGERS
IN THE OFFICE OF THE A.D.S.R. AT SODEPUR**

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature: *Ashima Dutta Saha*

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature: *Seema Dutta*

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

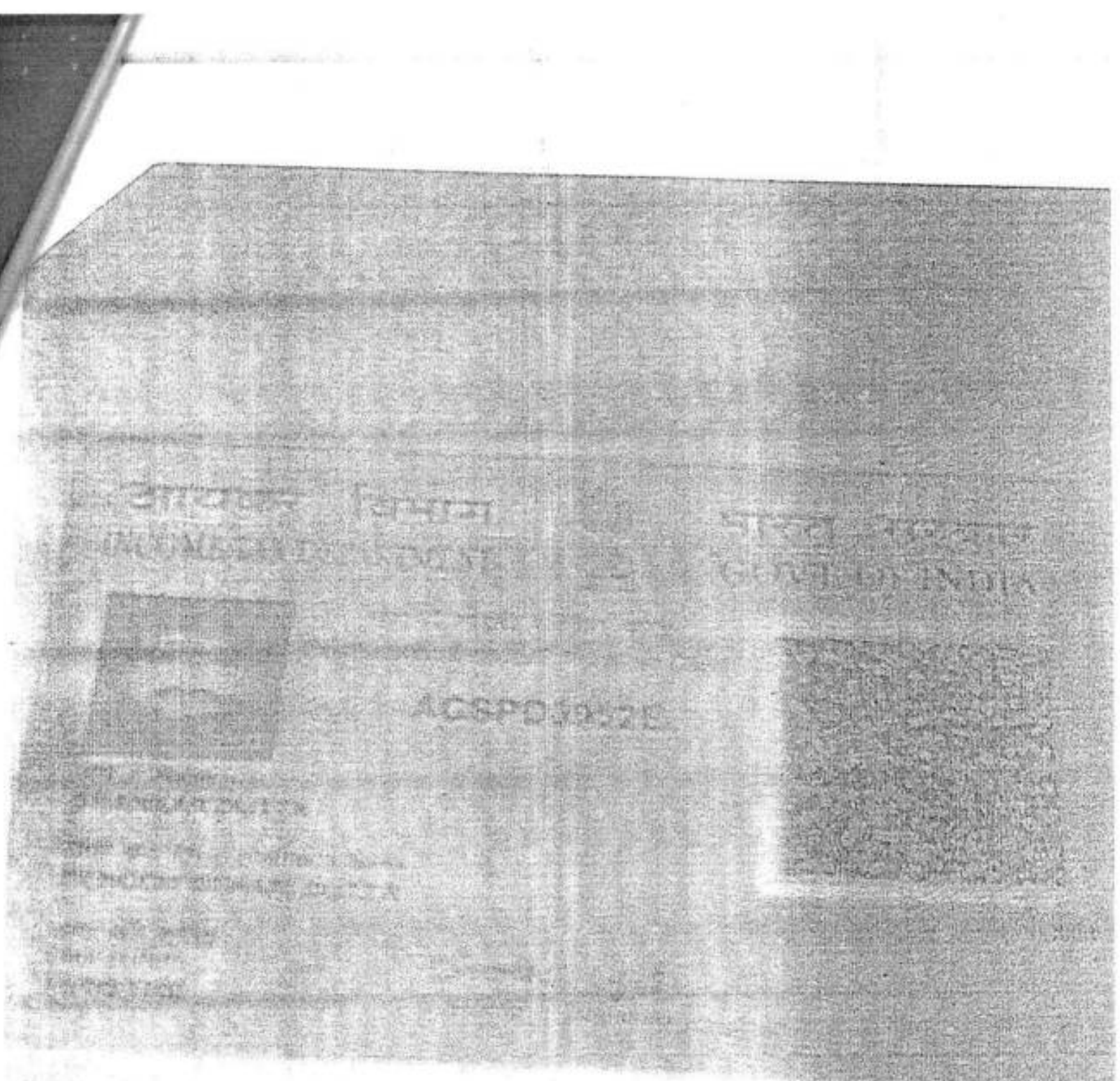
Signature: *Kamli Ranjan Das*

PHOTO		Little Finger	Ring Finger	Middle Finger	Fore Finger	Thumb Finger
	Left Hand					
		Thumb Finger	Fore Finger	Middle Finger	Ring Finger	Little Finger
	Right hand					

Signature: *Jitendra Das*



Air India



Franker2 @inHa.

PERMANENT ACCOUNT NUMBER
AEJPD2853B



NAME
NANDALAL DUTTA

FATHER'S NAME
BENOD BEHARI DUTTA

DATE OF BIRTH
03-03-1988



SIGNATURE

Nandalal Dutta

[Handwritten signature]

COMMISSIONER OF INCOME-TAX, W.B.

COMMISSIONER OF INCOME-TAX, W.B.

Nandalal Dutta

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AE4FD6971M

नाम / NAME
GOUTAM DUTTA

पिता का नाम / FATHER'S NAME
GENOD BEKARI DUTTA

जन्म तिथि / DATE OF BIRTH
04-07-1963

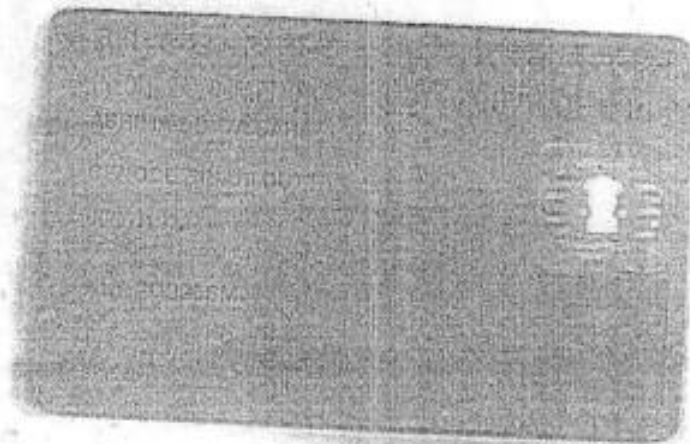
धारक की हस्ताक्षर / SIGNATURE
Goutam Dutta

आदेश संख्या / P.A.-111
COMMISSIONER OF INCOME-TAX, W.B. - III

Goutam Dutta

इस कार्ड के लो / हिल पाये पर तुरन्त जारी करने
 वाले अधिकारी को सूचित / सूचना दे दें
 संयुक्त आयकर अधिकारी (प्रशासनिक कर्मचारी),
 पी-7,
 चौरींगेन स्क्वार्,
 कलकत्ता - 700 069.

In case this card is lost/found, kindly inform/return to
 the issuing authority :-
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowringhee Square,
 Calcutta- 700 069.


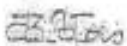


Asihina Delta Seka



PIONEER ASSOCIATES

Partner

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER ADSPD7299P		
	नाम / NAME KANTI RANJAN DAS	
	पिता का नाम / FATHER'S NAME NALINI KANTA DAS	
	जन्म तिथि / DATE OF BIRTH 12-02-1954	
हस्ताक्षर / SIGNATURE 		 आयुक्त, व.स. - XI COMMISSIONER OF INCOME-TAX, W.S. - XI

Kanti Ranjan Das

इस कार्ड के बारे में / मिल जाने पर सूचना जारी करने
 वाले अधिकारी को सूचित / याचना कर दें
 संयुक्त आयकर-भाग (प्रबन्धि एवं तकनीकी),
 पी-7,
 चौराहा चौक,
 कोलकाता - 700 069.

In case this card is lost/found, kindly inform/return to
 the issuing authority :
 Joint Commissioner of Income-tax (Systems & Technical),
 P-7,
 Chowraha Square,
 Calcutta-700 069.

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GOPAL DAB

NARAYAN DAS

24/03/1971

Permanent Account Number

AGAPD0725H



Signature



180010

आयकर विभाग / आयकर सेवा केंद्र / कार्यालय
आयकर सेवा केंद्र, एन एन सी रोड
नया दिल्ली, भारत
भारत सरकार के अधीन
को. प्र. - 411 045

This card is not returned to the cardholder
आयकर विभाग / आयकर सेवा केंद्र / कार्यालय
आयकर सेवा केंद्र, एन एन सी रोड
नया दिल्ली, भारत
भारत सरकार के अधीन
को. प्र. - 411 045

Major Information of the Deed

Deed No.:	I-1524-02105/2019	Date of Registration	17/04/2019
Query No / Year	1524-1000096050/2019	Office where deed is registered	
Query Date	17/04/2019 12:38:54 PM	A.D.S.R. SODEPUR, District: North 24-Parganas	
Applicant Name, Address & Other Details	Kanti Ranjan Das 1 No Surya Sen Nagar, Thana : Khardaha, District : North 24-Parganas, WEST BENGAL, Mobile No. : 9874666097, Status : Buyer/Claimant		
Transaction	Additional Transaction		
[0138] Sale, Development Power of Attorney after Registered Development Agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 2]		
Set Forth value	Market Value		
	Rs. 2,02,02,191/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 100/- (Article 48(g))	Rs. 21/- (Article: E, E)		
Remarks	Development Power of Attorney after Registered Development Agreement of [Deed No/Year]:- 152402090/2019 Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: North 24-Parganas, P.S:- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, Ward No: 7, Holding No:5/516 Pin Code 700117

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1150	LR-285	Bastu	Bastu	9 Katha 12 Chatak 29.5 Sq Ft		1,95,81,941/-	Width of Approach Road: 30 Ft., Adjacent to Metal Road,
Grand Total:					16.1551Dec	0/-	195,81,941/-	



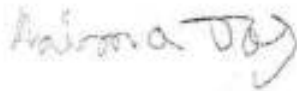






Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	715 Sq Ft.	0/-	5,36,250/-	Structure Type: Structure
Gr. Floor: Area of floor : 715 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Pucca, Extant of Completion: Complete					
S2	On Land L1	280 Sq Ft.	0/-	84,000/-	Structure Type: Structure
Gr. Floor: Area of floor : 280 Sq Ft, Residential Use, Cemented Floor, Age of Structure: 0Year, Roof Type: Tiles Shed, Extent of Completion: Complete					
Total :		995 sq ft	0/-	6,20,250/-	





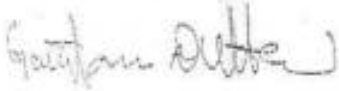


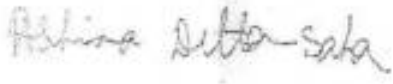


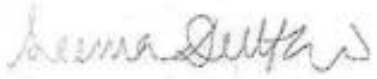
Major Information of the Deed :- I-1524-02105/2019-17/04/2019

Principal Details :

Name, Address, Photo, Finger print and Signature				
1	<p>Name</p> <p>Smt Anima Das Wife of Shri Prakash Das Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p>	<p>Photo</p>  <p>17/04/2019</p>	<p>Finger Print</p>  <p>LTI 17/04/2019</p>	<p>Signature</p>  <p>17/04/2019</p>
<p>6A Tiljala Road, Gobinda Khatick Road, P.O:- Tiljala, P.S:- Tiljala, District:-South 24-Parganas, West Bengal, India, PIN - 700046 Sex: Female, By Caste: Hindu, Occupation: Housewife, Citizen of: India, PAN No.:: AQYPD5492P, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p>				
2	<p>Name</p> <p>Shri Shankar Dutta Son of Late Benod Behari Dutta Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p>	<p>Photo</p>  <p>17/04/2019</p>	<p>Finger-Print</p>  <p>LTI 17/04/2019</p>	<p>Signature</p>  <p>17/04/2019</p>
<p>5 No Palmar Bazar Road, P.O:- Tangra, P.S:- Entaly, District:-Kolkata, West Bengal, India, PIN - 700015 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: ACSPD3952E, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p>				
3	<p>Name</p> <p>Shri Nandalal Dutta Son of Late Benod Behari Dutta Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p>	<p>Photo</p>  <p>17/04/2019</p>	<p>Finger Print</p>  <p>LTI 17/04/2019</p>	<p>Signature</p>  <p>17/04/2019</p>
<p>B/1 Sukur Sarkar Lane, Beside Moulana Azad College, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEJPD2853B, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office</p>				



Major information of the Deed :- I-1524-02105/2019-17/04/2019

Name	Photo	Finger Print	Signature
Shri Goutam Dutta (Presentant) Son of Late Benod Behari Dutta Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office			
	17/04/2019	LT 17/04/2019	17/04/2019
66 Harinath Sen Road, Purbapara, Baba Thekurtala, P.O:- Barasat, P.S:- Barasat, District:-North 24-Parganas, West Bengal, India, PIN - 700124 Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, PAN No.:: AEYPD6971M, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Ashima Dutta Saha Wife of Shri Goutam Saha Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office			
	17/04/2019	LT 17/04/2019	17/04/2019
Collin Street, P.O:- New Market, P.S:- New Market, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AUPPD0966M, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office			
Name	Photo	Finger Print	Signature
Smt Seema Dutta Wife of Shri Arjun Nath Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office			
	17/04/2019	LT 17/04/2019	17/04/2019
8/1 Sukur Sarkar Lane, Beside Moulana Azad College, P.O:- Park Street, P.S:- Park Street, District:-Kolkata, West Bengal, India, PIN - 700016 Sex: Female, By Caste: Hindu, Occupation: House wife, Citizen of: India, PAN No.:: AHNPD2961R, Status :Individual, Executed by: Self, Date of Execution: 17/04/2019 , Admitted by: Self, Date of Admission: 17/04/2019 ,Place : Office			












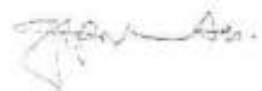


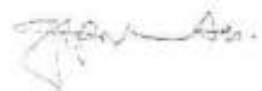


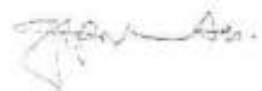
Attorney Details :

Sl No	Name,Address,Photo,Finger print and Signature
1	Pioneer Associates Khardah 12A/1/35, Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117 , PAN No.:: AAMFP7725R, Status :Organization, Executed by: Representative



Major information of the Deed :- I-1524-02105/2019-17/04/2019

Representative Details :

No	Name,Address,Photo,Finger print and Signature												
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 17/04/2019, , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 17 2019 2:14PM</td> <td>LTI 17/04/2019</td> <td>17/04/2019</td> <td></td> </tr> </tbody> </table> <p>1 No Suryasen Nagar, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: ADSPD7299P Status : Representative, Representative of : Pioneer Associates (as partner)</p>	Name	Photo	Finger Print	Signature	Shri Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 17/04/2019, , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office				Apr 17 2019 2:14PM	LTI 17/04/2019	17/04/2019	
Name	Photo	Finger Print	Signature										
Shri Kanti Ranjan Das Son of Late Nalini Kanta Das Date of Execution - 17/04/2019, , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office													
Apr 17 2019 2:14PM	LTI 17/04/2019	17/04/2019											
2	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Gopal Das Son of Late Narayan Chandra Das Date of Execution - 17/04/2019, , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office </td> <td>  </td> <td>  </td> <td>  </td> </tr> <tr> <td>Apr 17 2019 2:13PM</td> <td>LTI 17/04/2019</td> <td>17/04/2019</td> <td></td> </tr> </tbody> </table> <p>Kiranalay, Sasadhar Tarafdar Road, P.O:- Sukchar, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700115, Sex: Male, By Caste: Hindu, Occupation: Business, Citizen of: India, , PAN No.:: AGAPD0725H Status : Representative, Representative of : Pioneer Associates (as partner)</p>	Name	Photo	Finger Print	Signature	Shri Gopal Das Son of Late Narayan Chandra Das Date of Execution - 17/04/2019, , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office				Apr 17 2019 2:13PM	LTI 17/04/2019	17/04/2019	
Name	Photo	Finger Print	Signature										
Shri Gopal Das Son of Late Narayan Chandra Das Date of Execution - 17/04/2019, , Admitted by: Self, Date of Admission: 17/04/2019, Place of Admission of Execution: Office													
Apr 17 2019 2:13PM	LTI 17/04/2019	17/04/2019											

Identifier Details :

Name	Photo	Finger Print	Signature
Mr Sandip Das Son of Mr Dilip Das R K Pally, P.O:- Panitahi, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700114			
17/04/2019	17/04/2019	17/04/2019	

Identifier Of Smt Anima Das, Shri Shankar Dutta, Shri Nandalal Dutta, Shri Goutam Dutta, Smt Ashima Dutta Saha, Smt Seema Dutta, Shri Kanti Ranjan Das, Shri Gopal Das



Major Information of the Deed :- I-1524-02105/2019-17/04/2019

Transfer of property for L1

No	From	To. with area (Name-Area)
	Smt Anima Das	Pioneer Associates-2.69252 Dec
2	Shri Shankar Dutta	Pioneer Associates-2.69252 Dec
3	Shri Nandalal Dutta	Pioneer Associates-2.69252 Dec
4	Shri Goutam Dutta	Pioneer Associates-2.69252 Dec
5	Smt Ashima Dutta Saha	Pioneer Associates-2.69252 Dec
6	Smt Seema Dutta	Pioneer Associates-2.69252 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Anima Das	Pioneer Associates-70.83333300 Sq Ft
2	Shri Shankar Dutta	Pioneer Associates-70.83333300 Sq Ft
3	Shri Nandalal Dutta	Pioneer Associates-70.83333300 Sq Ft
4	Shri Goutam Dutta	Pioneer Associates-70.83333300 Sq Ft
5	Smt Ashima Dutta Saha	Pioneer Associates-70.83333300 Sq Ft
6	Smt Seema Dutta	Pioneer Associates-70.83333300 Sq Ft

Transfer of property for S2

Sl.No	From	To. with area (Name-Area)
1	Smt Anima Das	Pioneer Associates-46.66666667 Sq Ft
2	Shri Shankar Dutta	Pioneer Associates-46.66666667 Sq Ft
3	Shri Nandalal Dutta	Pioneer Associates-46.66666667 Sq Ft
4	Shri Goutam Dutta	Pioneer Associates-46.66666667 Sq Ft
5	Smt Ashima Dutta Saha	Pioneer Associates-46.66666667 Sq Ft
6	Smt Seema Dutta	Pioneer Associates-46.66666667 Sq Ft

Land Details as per Land Record

District: North 24-Parganas, P.S.- Khardaha, Municipality: KHARDAH, Road: Old Calcutta Road, Mouza: Keruliya, Ward No: 7, Holding No: 5/516 Pin Code : 700117

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No.- 1150, LR Khatian No.- 285	Owner: চারুবালা দত্ত, Gurdian: বিনোদ বিহারী দত্ত, Address: নিজ, Classification: বাণ্য, Area: 0.16000000 Acre.	Smt Anima Das

Endorsement For Deed Number : I - 152402105 / 2019

On 17-04-2019

Certificate of Admissibility (Rule 43, W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Presentation (Under Section 52 & Rule 22A(3), 46(1), W.B. Registration Rules, 1962)

Presented for registration at 13:39 hrs on 17-04-2019, at the Office of the A.D.S.R. SODEPUR by Shri Goutam Dutta, one of the Executants.



Major Information of the Deed :- I-1524-02105/2019-17/04/2019

Rate of Market Value (WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 2,02,02,191/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 17/04/2019 by 1. Smt Anima Das, Wife of Shri Prakash Das, 6A Tiljala Road, Gobinda Khatick Road, P.O: Tiljala, Thana: Tiljala, South 24-Parganas, WEST BENGAL, India, PIN - 700046, by caste Hindu, by Profession House wife, 2. Shri Shankar Dutta, Son of Late Benod Behari Dutta, 5 No Palmar Bazar Road, P.O: Tangra, Thana: Entaly, Kolkata, WEST BENGAL, India, PIN - 700015, by caste Hindu, by Profession Business, 3. Shri Nandalal Dutta, Son of Late Benod Behari Dutta, 8/1 Sukur Sarkar Lane, Beside Moulana Azad College, P.O: Park Street, Thana: Park Street, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession Business, 4. Shri Goutam Dutta, Son of Late Benod Behari Dutta, 66 Harinath Sen Road, Purbapara, Baba Thakurtala, P.O: Barasat, Thana: Barasat, North 24-Parganas, WEST BENGAL, India, PIN - 700124, by caste Hindu, by Profession Business, 5. Smt Ashima Dutta Saha, Wife of Shri Goutam Saha, Collin Street, P.O: New Market, Thana: New Market, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife, 6. Smt Seema Dutta, Wife of Shri Arjun Nath, 8/1 Sukur Sarkar Lane, Beside Moulana Azad College, P.O: Park Street, Thana: Park Street, Kolkata, WEST BENGAL, India, PIN - 700016, by caste Hindu, by Profession House wife

Indetified by Mr Sandip Das, Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 17-04-2019 by Shri Kanti Ranjan Das, partner, Pioneer Associates, Khardah 12A/1/35, Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Mr Sandip Das, Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Execution is admitted on 17-04-2019 by Shri Gopal Das, partner, Pioneer Associates, Khardah 12A/1/35, Khardah Station Road, P.O:- Khardah, P.S:- Khardaha, District:-North 24-Parganas, West Bengal, India, PIN - 700117

Indetified by Mr Sandip Das, Son of Mr Dilip Das, R K Pally, P.O: Panihati, Thana: Khardaha, North 24-Parganas, WEST BENGAL, India, PIN - 700114, by caste Hindu, by profession Business

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 21/- (E = Rs 21/-) and Registration Fees paid by Cash Rs 21/-

Payment of Stamp Duty

Certified that required Stamp Duty payable for this document is Rs. 70/- and Stamp Duty paid by Stamp Rs 100/-
Description of Stamp

1. Stamp: Type: Court Fees, Amount: Rs.10/-

2. Stamp: Type: Impressed, Serial no 1722, Amount: Rs.100/-, Date of Purchase: 10/04/2019, Vendor name: A Mukherjee

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Indradip Ghosh
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
North 24-Parganas, West Bengal



Major Information of the Deed :- I-1524-02105/2019-17/04/2019



Major Information of the Deed :- I-1524-02105/2019-17/04/2019

ate of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 1524-2019, Page from 74685 to 74715
being No 152402105 for the year 2019.



IG

Digitally signed by INDRADIP GHOSH
Date: 2019.04.22 15:30:11 +05:30
Reason: Digital Signing of Deed.

(Indradip Ghosh) 22-04-2019 15:24:15
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. SODEPUR
West Bengal.



(This document is digitally signed.)